

# **COUNCIL WORK SESSION**

Tuesday, September 1, 2015 6:30 p.m. Coon Rapids City Center Conference Room 1

## Call to Order

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. Discuss Sand Creek Park Building Improvements; City Project 15-16

**Other Business** 

<u>Adjourn</u>



City Council Work Session 1.

**Meeting Date:** 09/01/2015

**Subject:** Discuss Sand Creek Park Building Improvements; City Project 15-16

**From:** Tim Himmer, Public Works

Director

## **INTRODUCTION**

Staff would like to update the City Council on the status of the Sand Creek Park building improvements.

#### **DISCUSSION**

If Council may recall, bids for the Sand Creek Park building improvements were reviewed at the July 21, 2015 regular Council meeting, with the recommendation and action being to not award a contract due to cost considerations. Since that time staff has met with the architect, construction manager, Building Official, and the Lions to discuss value engineering options to reduce costs. Attached is the proposal from the architect to partially redesign the warming house/concession building with alternative building materials. It is estimated that this redesign would net construction cost savings in the range of approx. \$100K - \$200K. Additionally, as recommended on July 21st, the bidding environment should also improve at the beginning of the year and attract additional contractors, which would potentially save the City an additional \$100K +/-.

The proposed design revisions include:

- The use of wood framed structural insulated panels (SIPs) vs. an all masonry block building. These SIPs are prefabricated panels that could be installed much faster, and offer other ancillary savings for fireproofing & insulation (all one package).
- The previous interior finish would remain unchanged (see attached graphic).
- The exterior finish would go from concrete block to high compression EFIS material (a sample will be available for viewing at the meeting). This EFIS material is apparently very strong and can withstand the blow of a 20 lb. sledgehammer. The EFIS comes in many different colors, so the exterior color scheme of the building would not change drastically (just the material).

The architect has stated that a decision on this matter should be made within two weeks to keep the schedule progressing for redesign, specification updates, and a early 2016 bid. Staff is seeking direction from the Council on how they would like to proceed.

### RECOMMENDATION

Staff recommends that the City Council accept the proposal for the Sand Creek Park building redesign in an amount not to exceed \$18,940.

#### **BUDGET IMPACT:**

The total project estimate for the building package was \$1.2M. The low bids received on July 21st totaled approx. \$1.5M, and an additional \$200,000 is required for general conditions on the project (dumpsters, Biffs, specialty inspections, project management, etc.). Funding for this project is proposed to come from the Facilities Construction Fund.

# **Attachments**

Redesign Proposal
Interior & Exterior Elevations

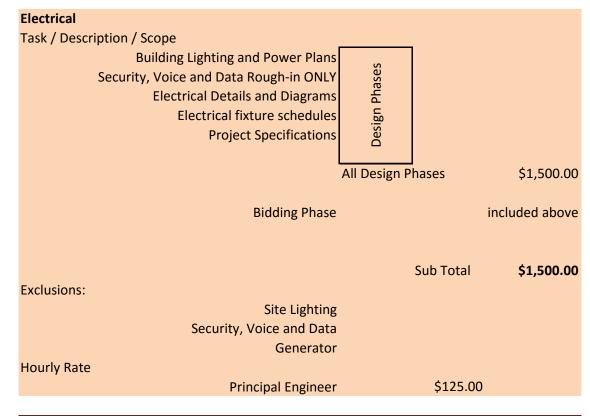
# City of Coon Rapids - Sand Creek

Design Services thru Bidding Services

Arch	nitectural			
Task	c / Description / Scope			
	Warming House, Restrooms, Mechanical Room	,		
	Concession Stand, Storage Room			
	Initial Design	ses		\$0.00
	Design Developmen	:l ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		\$0.00
	Construction Documents	g ug		\$7,600.00
	Project Specifications	Design Phases		\$500.00
	·			\$0.00
				\$0.00
		All Design P	hases	\$8,100.00
	ReBidding Hourly not to exceed			
			Sub Total	\$9,240.00
Excl	usions:			
Hou	rly Rate			
	Principa	l	\$135.00	
	Senior Project Architec		\$110.00	
	Project Architec		\$95.00	
	CAD Techniciar		\$65.00	

9	Structural			
٦	Task / Description / Scope			
	Concession Building: Normal Shear walls, wood framed building with SIP Panels Foundation Plans Roof Framing Plans Structural Details and Notes	Design Phases		In Fee N/A In Fee In Fee
	A	All Design P	hases	\$3,500.00
	ReBidding			included above
			Sub Total	\$3,500.00
E	Exclusions:			
	Moment frame design			
ŀ	Hourly Rate			
	Principal		\$140.00	
	Senior Staff Engineer		\$115.00	
	CAD Technician		\$75.00	

## Mechanical Task / Description / Scope **HVAC Drawings** \$1,200.00 **Design Phases HVAC Specifications** In above Plumbing and Gas Piping Drawings \$2,600.00 Plumbing and Gas Piping Specifications In above All Design Phases \$3,800.00 \$400.00 Fire Protection Hazard Classification and Performance Specs **Bidding Phase** included above \$4,200.00 Sub Total **Exclusions:** Water / sewer utility work outside 5' of building Mini Shelters or other park features Refridgeration equipment Fire protection layout (by F.P. provider) **Landscape Irrigation** Sewage or Storm pumps or basins Propane storage Full commercial kitchen features. Owner Start up or Commissioning Drawings or specs related to hazardous conditions **Hourly Rate Principal Engineer** \$125.00



Project Sub Total	\$18,440.00	
Reimbursables	\$500.00	
TOTAL PROJECT FEE	\$18,940.00	



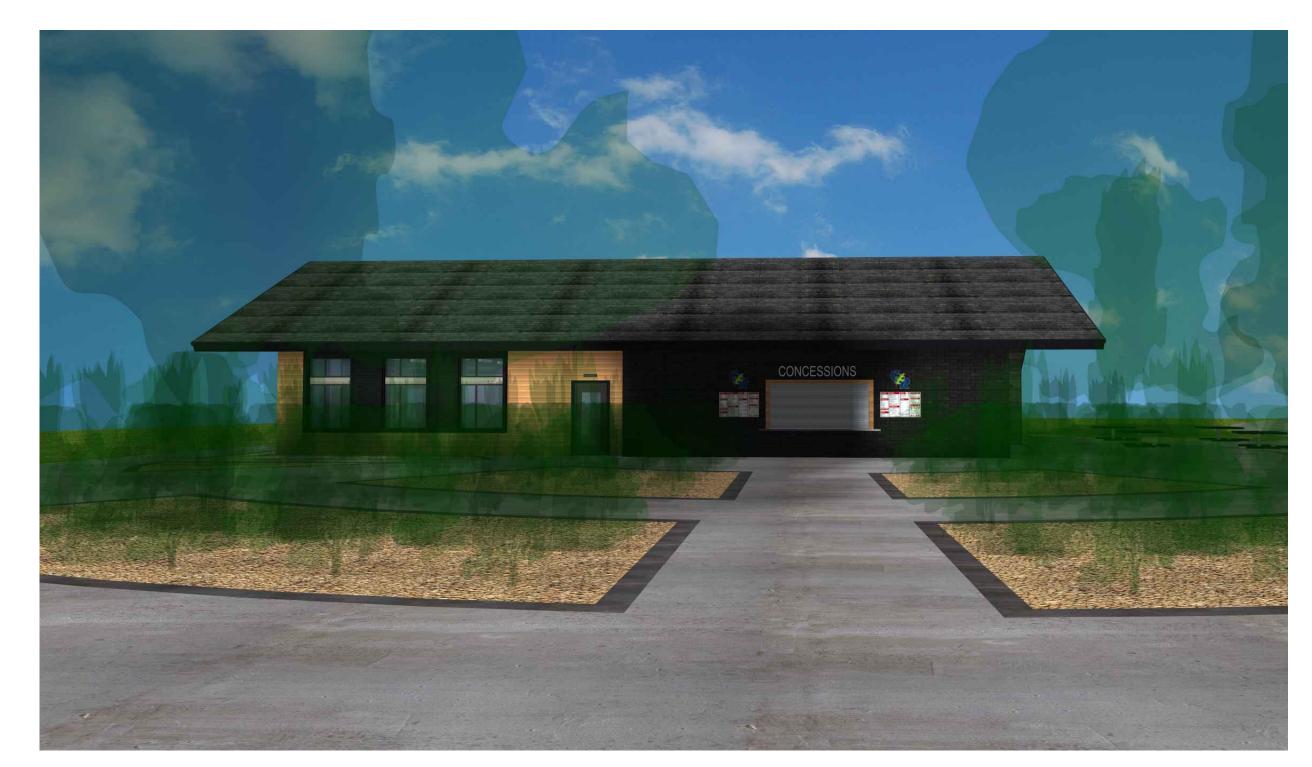


IMAGE 1 FROM PARKING - WARMING ROOM AND CONCESSION





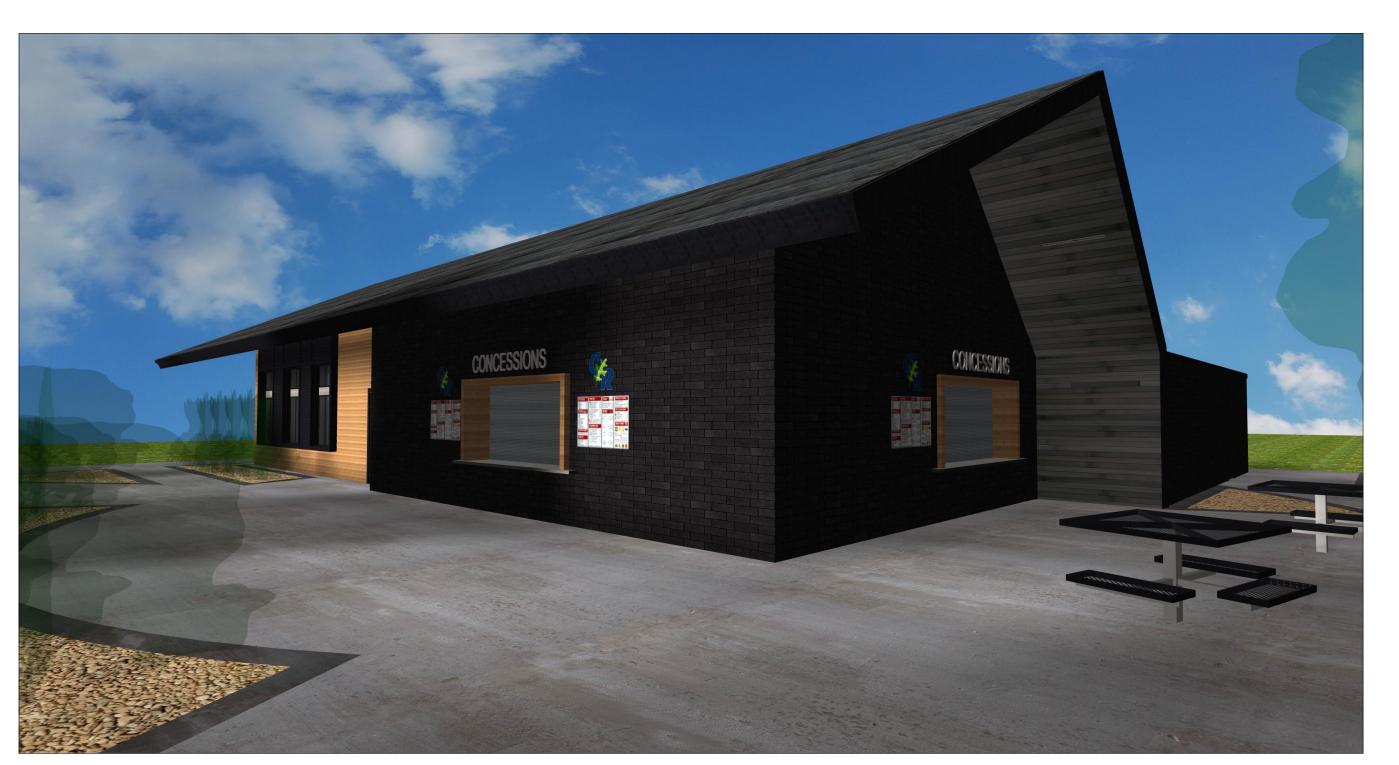


IMAGE 2

CONCESSION SALES AND PICNIC TABLES

IMAGE 4 WARMING ROOM / PROGRAM SPACE ENTRY AND CONCESSION SALES





**EXTERIOR** 

RENDERED

CITY OF COON RAPIDS, MN
SAND CREEK PARK SITE IMPROVEMENTS
WARMING HOUSE / CONCESSION BUILDING

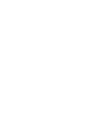




IMAGE 1

WARMING ROOM INTERIOR - LOOKING NORTH

WARMING ROOM INTERIOR - SOUTHWEST CORNER





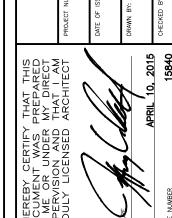
MARMING ROOM INTERIOR LOOKING SOUTH

IMAGE 4 WARMNG ROOM INTERIOR - NORTH EAST CORNER



OERTEL ARCHITECTS, LTD

CITY OF COON RAPIDS, MN
SAND CREEK PARK SITE IMPROVEMENTS
WARMING HOUSE / CONCESSION BUILDING



INTERIOR RENDERED